

**Village of Indian Head Park  
201 Acacia Drive  
Indian Head Park, IL 60525  
MINUTES  
VILLAGE OF INDIAN HEAD PARK  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/MEETING**

*“Pursuant to 5 ILCS 120/2.06 (3) minutes of public meetings shall include, but need not be limited to: a general description of all matters proposed, discussed, or decided, and a record of votes taken.”*

**Tuesday June 5, 2018**

**7:30 P.M.**

**CALL TO ORDER –Chairperson, Noreen Costelloe**

**ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):**

Commissioner David Anderson  
Commissioner Diane Gormely-Barnes  
Commissioner Greg Scovitch  
Commissioner Danielle Svestka  
Commissioner Robert Tantillo  
Commissioner Rachel Thompson

**ABSENT:**

None

**ALSO IN ATTENDANCE:**

Mayor Tom Hinshaw  
Trustee Rita Farrell-Mayer  
Trustee Chris Metz  
Trustee Amy Wittenberg

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Trustee Brenda O'Laughlin  
Trustee Sean Conboy  
Village Administrator John DuRocher  
Houseal Lavigne Representative Dan Gardner and Mohit Maheshwari

### **PLEDGE OF ALLEGIANCE TO THE FLAG**

Chairperson Costelloe and the Planning and Zoning Commission members recited the Pledge of Allegiance to the Flag.

### **PUBLIC HEARING FOR PETITIONER- VILLAGE OF INDIAN HEAD PARK, PETITION #194. PETITIONER SEEKING THE CREATION OF A PLANNED UNIT DEVELOPMENT ORDINANCE. SUCH ORDINANCE SHALL SET FORTH ITEMS INCLUDING BUT NOT LIMITED TO USES AND BULK STANDARDS IN THE NEW DISTRICT UNDER THE GENERAL TERMS OF THE INDIAN HEAD PARK ZONING ORDINANCE.**

Chairperson Costelloe began the Public Hearing for Petition #194 by reciting the Village of Indian Head Park as Petitioner seeks the creation of a Planned Unit Development Ordinance for the property commonly known as the "Triangle" in the Village of Indian Head Park. Chairperson Costelloe explained the Triangle property is specifically bounded by Wolf Road to the east, Joliet Road to the north, and the Illinois I-294 to the South.

Chairperson Costelloe recited the list of exhibits included in the Commissioners packets. Exhibit 1, a certification of publication notice published in the Thursday May 17, 2018 Suburban West Pioneer West news. Exhibit 2, a copy of the letter to adjacent property owners, dated May 8, 2018 sent certified mail on May 14, 2018. Exhibit 3, a copy of adjacent property owners of the subject property. Exhibit 4, a memo to the Public Works department dated May 21, 2018 requesting the posting of the zoning sign at the subject property on May 22, 2018. Exhibit 5, a final version of the Triangle Area Redevelopment Plan Vision and Planned Development Ordinance.

Chairperson Costelloe introduced the Village Consultants from Houseal Lavigne Mr. Dan Gardner and Mr. Mohit Maheshwari.

Mr. Gardner began the presentation by noting that the idea of the Triangle Redevelopment began at the end of 2017. Due to the lack of economic development in the Village and the potential of the Triangle area site with its many nuances, the Village decided to maximize their potentials particularly in the Triangle area. The Triangle site is well positioned between interstates 294 and 55, providing a large market potential and lucrative tax revenue generation. The Village proceeded to create a Planned Unit Development (PUD) which would provide maximum flexibility and opportunity to both the property owners and the Village. The PUD Ordinance presented here tonight for recommendation is the culmination of that process. This PUD Ordinance and Vision Plan is not meant to prescribe exactly how development should occur, but provide suggestions. The Village does not own or control the main parcels, there are several owners. The Village is not dictating the development, only providing guidance.

Mr. Gardner began to summarize the Vision.

The Redevelopment Vision maximizes market potential with a mixed use of residential, either owner or rental occupied, along with sales tax generating retail and restaurants. The Village vision/plan provides structured underground and enclosed parking which maximizes residential development and the potential for higher end occupancy. Mr. Gardner added it is important to the Village to keep the connecting road between Joliet and Wolf, and to continue discussion and get definitive plans from the Tollway authorities in regard to any construction and retention/detention in the Triangle Area. Mr. Gardner added during the Tollway discussions the Village has emphasized the need to look ahead and know exactly what the Tollway will require so the Village can allow for their necessary access by factoring it into the Triangle Area Redevelopment Plan and PUD ordinance.

Mr. Gardner stated the Village desires to work collaboratively with the existing and future property owners and developers to; maximize the benefit of the property, diversify the tax base and generate additional sales tax along with property tax enhancement for the Triangle Area, which is the key development site in the village.

Mr. Gardner asked Administrator DuRocher if he wanted to add any comments to the presentation. Administrator DuRocher added that the main difference in the proposed Triangle PUD and the existing Triangle B3 zoning code is the new PUD will allow for a mixture of residential and business use. Administrator DuRocher explained it would allow for residential use on the top floors and business on the main floor. Administrator Durocher noted the PUD Ordinance will make it possible to dictate the exterior of the development and concluded by emphasizing the Vision is strictly a concept plan and it will not dictate development.

Mr. Gardner asked the Commission if they had any comments to add. Commissioner Scovitch stated that Houseal Lavigne was gracious to give a draft Vision plan to the Commission to revise, and asked Mr. Gardner if he believes the Commission has done justice to the document, and if he approves the revisions. Mr. Gardner answered that the improvements made by the Commission were very well done. Chairperson Costelloe stated that it is her opinion the document is very flexible and conducive to future new business opportunities they presently have not thought of.

#### **AUDIENCE COMMENTS:**

Chairperson Costelloe invited the audience members to ask questions or add comments.

Mr. Brian Bailey of 6612 Osceola Trail stated that the Illinois Department of Transportation (IDOT) map showed a ramp going right thru the Triangle area, and did the Village confirm with IDOT that this was not going to happen. Mr. DuRocher stated during his conversations with IDOT they confirmed there would be no acquisition of Indian Head Park land.

Mr. Michael Sahli, owner of the property at 6989 Joliet Road, at the corner of Vine Street and Joliet Road, asked if the village owns any property in this PUD area, and if there are any TIF offers, Chairperson Costelloe replied that the village does not own any area in the Triangle, and that there are no TIF offers as of now.

Mr. Joe Duncan of 6612 Cochise Drive applauded the Commissioners and board for their work on the Redevelopment Plan and Vision. Mr. Duncan asked about the congestion and parking which was a concern for him. Secondly he questioned whether or not the village has sought insight from neighboring municipalities, who have developed a new business area for example, Lagrange, Willow brook etc. Mr. Duncan also asked if this redevelopment goal is to make the village more attractive to possible consolidation.

Mr. Dan Gardner answered that there is a provision in the Ordinance that all developers have to conduct a parking analysis so not to affect the traffic flow negatively. Market analysis does take the development in the area into consideration.

Administrator DuRocher stated the important insight the Village has gained from neighboring developments is to have patience, in order to obtain the best opportunities.

Mayor Tom Hinshaw stated as far as he knows there is no discussion of municipal consolidation from the state level or our village.

Mrs. Carol Coleman of 129 Acacia Circle asked if the village has communicated with the current triangle Area business owners in regard to the Redevelopment Plan Vision. Mrs. Coleman also noted that on the concept plan there is a blue water area and asked if it is existing or new. Chairperson Costelloe answered that the Tollway is expanding a little for detention. Mr. Gardner assured the audience the Triangle business owners were invited and attended several redevelopment meetings. Discussion ensued.

Mr. Chris Frye of 5319 Edgewood Circle, a local Architect, and Professor at UIC explained he was involved in a cultural research project involving Route 66, and suggested the Village implement this cultural component into the redevelopment plan Mr. Frye also suggested the PUD include energy efficient green strategies. Chairperson Costelloe thanked Mr. Frye for his good suggestions.

Chairperson Costelloe asked if there were any further questions or comments from the audience.

**Being no further comments, Chairperson Costelloe moved to make a motion to close the Public Hearing for Petition #194, and reopen the June 5, 2018 Planning and Zoning meeting.**

Commissioner Scovitch motioned to close the Public Hearing for Petition #194, and reopen the June 5, 2018 Planning and Zoning meeting, seconded by Commissioner Svestka. Motion carried by voice vote (*7 Ayes - 0 Nays- 0 Absent*). 7-0-0.

Chairperson Costelloe began by asking the Commissioners if they were ready to vote to make a recommendation to the Village Board of trustees that they pass this PUD Ordinance.

**Chairperson Costelloe moved to make a motion to recommend that the Village Board of Trustees approve the Triangle Area Redevelopment Planned Unit Development Ordinance.**

Commissioner Thompson motioned to recommend that the Village Board of Trustees approve, and adopt the Triangle Area Redevelopment Planned Unit Development Ordinance, seconded by Commissioner Gormely-Barnes. Motion carried by roll call vote, (*7 Ayes- 0 Nays- 0 Absent*). 7-0-0.

## **ILLINOIS TOLLWAY UPDATE DISCUSSION**

Mayor Tom Hinshaw gave an Illinois Tollway update, and noted that the Village website has Tollway information. Discussion ensued.

## **APPROVAL OF BOARD MINUTES**

*Minutes of the Planning and Zoning May 15, 2018 meeting.*

Chairperson Costelloe asked if there were any corrections to the Planning and Zoning minutes from May 15, 2018 as presented. There being no corrections, Commissioner Svestka motioned, seconded by Commissioner Scovitch, to approve the May 15, 2018 Planning and Zoning meeting minutes as presented. Motion carried by unanimous voice vote (*7Ayes-0 Nays-0 Absent*). *7-0-0*.

## **ADJOURNMENT**

There being no further business to discuss, Commissioner Thompson motioned, seconded by Commissioner Anderson, to adjourn the Planning and Zoning Commission meeting at 8:27 p.m. Motion carried by unanimous voice vote.

*(7 Ayes-0 Nays-0 Absent). 7-0-0.*

Minutes prepared and submitted by:  
Mary Crowley,  
Recording Secretary  
Planning and Zoning Commission